



## City of Warner Robins City Council Meeting Minutes

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Monday, August 16, 2021

5:30 PM

Council Chambers

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### Regular Meeting of Warner Robins City Council

**Presiding:** Mayor Randy Toms

### City Officials Present:

Councilman Keith Lauritsen  
Councilman Kevin Lashley  
Councilman Clifford Holmes

Councilman Larry Curtis  
Councilman Derek Mack  
Councilman Charlie Bibb

**Opening Prayer:** Councilman Mack

**Pledge of Allegiance:** Councilman Curtis

**Call to Order:** 5:31 p.m.

**Adoption of the Agenda:** Mayor Toms made a motion to amend the draft agenda to include the addition of action item #9, removal of David Corbin as Interim Director of Community and Economic Development and Appointment of new director and action item #10, appointment of Mr. Corbin to interim director of Finance. Councilman Bibb moved to adopt the agenda with the additions.. Councilman Lashley seconded the motion. Councilmen Mack, Bibb, Lauritsen, Lashley, Holmes and Curtis voted for adoption of the agenda.

### Proclamations/Awards/Presentations:

- **Service Awards**
  - John Tambourakis (WRPD) – 5 years
  - Ken Thompson (Building and Transportation) – 15 years

### Action Items:

Action Item 1	Presentation of Minutes from the Called Meeting of August 2, 2021.
The minutes of the regular meeting of August 2, 2021 were presented for approval.	

<b>Motion:</b>	Councilman Holmes moved for the approval of the minutes for regular meeting of Monday, August 2, 2021.
<b>Second:</b>	Councilman Curtis
<b>Outcome:</b>	Councilmen Mack, Bibb, Lauritsen, Lashley, Holmes and Curtis voted for approval.

Action Item 2	Discussion – Tabor Rd
Councilman Mack brought forth discussion regarding the empty lot owned previously by the RDA (224 Tabor Dr) and actions that he would like to see be done to improve the area and appearance. Such items were updated soccer field, recreation equipment, bleachers and/or a community garden.	
<b>Motion:</b>	N/A
<b>Second:</b>	N/A
<b>Outcome:</b>	N/A

Action Item 3	Consent Agenda
<ul style="list-style-type: none"> <li>i. Purchasing Bids</li> <li>ii. Resolution – Surplus Property</li> <li>iii. Resolution – City Auditor</li> <li>iv. Resolution – Workers Comp and Loss Control Consulting Services</li> <li>v. Resolution – Employee Promotions</li> <li>vi. Home Occupation Permits</li> <li>vii. Resolution – MSI Benefits Group</li> </ul>	
<b>Motion:</b>	Councilman Curtis moved for the approval of the consent agenda.
<b>Second:</b>	Councilman Holmes
<b>Outcome:</b>	Councilmen Mack, Bibb, Lauritsen, Lashley, Holmes and Curtis voted for approval.

Action Item 3 (i)	Purchasing Bids
Purchasing Bid List item, attached hereto, were presented for approval. 9 items	

Action Item 3 (ii)	Resolution – Surplus Property
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A resolution of Mayor and Council of the City of Warner Robins is owner of certain items of personal property more particularly described in Exhibit "A" attached hereto; and

WHEREAS, said items are no longer needed for public use or have become unusable for the purpose intended; and it is in the best interest of the City that the said items be declared surplus; and

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Warner Robins that the value of each individual item on the said Exhibits "A" are more, or less, than Five Hundred (\$500.00) Dollars, as indicated.

BE IT FURTHER RESOLVED that said property be sold in accordance with the laws of the State of Georgia.

<b>Action Item 3 (iii)</b>	<b>Resolution – City Auditor</b>
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A resolution that the Mayor and Council of the City of Warner Robins authorize Mayor Randy Toms to execute the attached engagement letter with Nichols, Cauley & Associates, LLC, for an audit of the Fiscal Year ending June 20, 2021.

<b>Action Item 3 (iv)</b>	<b>Resolution – Workers Comp and Loss Control Consulting Services</b>
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WHEREAS, the Insurance Committee recommends the City renew an agreement with Arthur J Gallagher Risk Management Services, Inc. for workers compensation and loss control consulting services in the amount of \$40,000; and

WHEREAS, the Mayor and Council deem such recommendation to be beneficial.

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Council of the City of Warner Robins authorize Mayor Randy Toms and City Clerk Mandy Stella to execute an agreement with Arthur J Gallagher Risk Management Services, Inc. for a period of one year from signing of such agreement.

<b>Action Item 3 (v)</b>	<b>Resolution – Employee Promotions</b>
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The following employee is recommended for promotion by the City Administrator:

WHEREAS, the Mayor and City Council deem such recommendations beneficial, NOW, THEREFORE, BE IT RESOLVED that these promotion be approved as follows:

- Michael Peratrovich, promoted from Heavy Equipment Operator (Water), Job Class #914, Grade 12, Utility Department, to Utilities Maintenance Crewleader (Water), Job Class #909, Grade 15, Utility Department, to be effective August 23, 2021.

**Action Item 3 (vi)****Home Occupation Permits**

The following Home Occupation Permits are recommended for approval by the Planning and Zoning Board:

1. **Thindwia Cabiness-Moore – 203 Pine Trace Lane** – requests permission to operate a counseling business as a home occupation.
2. **Juan Galindo Carmona – 605 Oakview Square** – requests permission to operate construction business as a home occupation.
3. **Brian Harris – 907 Corder Road, Apt. 14** – requests permission to operate an online retail business as a home occupation.
4. **James Wonnum – 209 Johns Road** – requests permission to operate a lawn care business as a home occupation.
5. **Tanzania Lundy – 421 Alabama Avenue** – requests permission to operate an ice cream truck business as a home occupation.
6. **Timothy Merth, Sr. – 223 Sunset Drive** – requests permission to home inspections and home repairs business as a home occupation.
7. **Tracy Simpkins – 107 Jackson Street** – requests permission to operate a counseling business as a home occupation.
8. **Leslie Washington – 112 Shawnee Avenue** – requests permission to operate a cleaning business as a home occupation.
9. **Aiea Jackson – 408 South Pleasant Hill Road** – requests permission to operate an online retail business as a home occupation.
10. **Erin Jones – 6080 Lakeview Road, Apt. 1906** – requests permission to operate a home inspection business as a home occupation.
11. **Tabitha Samayoa – 100 Wenlock Circle** – requests permission to operate an online coffee sales business as a home occupation.
12. **Joshua Young – 322 Tracy Terrace** – requests permission to operate a handyman business as a home occupation.



**13. Darryl Anthony Moseley – 101 Lancelot Court** – request permission to operate a lawn care business as a home occupation.

**14. Harmony Baham – 200 Larkwood bend** – request permission to operate a lawn care business as a home occupation.

Action Item 3 (vii)	Resolution – MSI Benefits Group
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WHEREAS, the Insurance Committee recommends the City enter into an agreement with MSI Benefits Group, Inc. for benefits management consulting services; and

WHEREAS, the Mayor and Council deem such recommendation to be beneficial.

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Council of the City of Warner Robins authorize Mayor Randy Toms and City Clerk Mandy Stella to execute an agreement with MSI Benefits Group, Inc. for a period of one year from signing of such agreement.

Action Item 4	Ordinance #27-21 – General Fund Transfer (WRPD)
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Ordinance #27-21 of by the Mayor and Council of the City of Warner Robins that \$308,100 be taken from the General Fund Unassigned Fund Balance account number 10-33051 and transferred to the Police Department Crime Control & Investigation budget center for the purchase of Tasers, referenced as Item No. 2 on the August 16, 2021 Purchasing Coversheet.

Said funds shall be placed in the operating expenditure account referenced in the chart below:

**Police Department**

**Activity – 3220 Crime Control & Investigation**

Account	Description	FY 2022 Budget
10.006-03220-000.000.54121	Machinery & Other Equipment	\$308,100
<b>Total</b>		<b>\$ 308,100</b>

If any ordinance or part thereof, of the City of Warner Robins is in conflict herewith, this ordinance shall have preference. If any provisions of this ordinance are held invalid, such invalidity shall not affect any of the other provisions, which can be given effect without the invalid provision, and, to this end, the provisions of this ordinance are declared severable.

<b>Motion:</b>	Councilman Bibb moved for the approval of Ordinance #27-21 and to waive the second reading.
<b>Second:</b>	Councilman Lauritsen
<b>Outcome:</b>	Councilmen Mack, Bibb, Lauritsen, Lashley, Holmes and Curtis voted for approval.

Action Item 5	Resolution - Courtware Government Software Solutions
A resolution of the that the Mayor and Council of the City of Warner Robins authorize Mayor Randy Toms to execute the attached contract with Courtware Government Software Solutions for CJIS compliant cloud service for the Municipal Court.	
<b>Motion:</b>	Councilman Holmes moved for approval
<b>Second:</b>	Councilman Curtis
<b>Outcome:</b>	Councilmen Mack, Bibb, Lauritsen, Lashley, Holmes and Curtis voted for approval.

Action Item 6	Ordinance #28-21 – Annexation – JTS Realty Investments/ Hwy 96
<p>Ordinance #28-21 of the GOVERNING AUTHORITY OF THE CITY OF WARNER ROBINS, GEORGIA, ANNEXING A TRACT OR PARCEL OF LAND CONTIGUOUS TO THE EXISTING CORPORATE LIMITS OF THE CITY, AND FOR OTHER PURPOSES.</p> <p>WHEREAS, a petition has been received from JTS Realty Investments, Inc., to annex the property which is more particularly described as follows, to-wit:</p> <p style="padding-left: 40px;">All that tract or parcel of land situate, lying and being in Land Lot 189 of the Tenth Land District of Houston County, Georgia, being known and designated as Parcel 77-5B, comprising 3.98 acres, according to a plat of survey entitled "Boundary Survey for LeClay, Inc.", prepared by McDougald &amp; Associates, certified by James R. McDougald, , Georgia Registered Land Surveyor No. 2702, dated January 26, 2006, a copy of which is of record in Map Book 66, Page 124, Clerk's Office, Houston Superior Court. Said plat</p>	

and the recorded copy thereof are hereby made a part of this description by reference thereto for all purposes.

LESS and EXCEPT from Tract 3:

All that tract or parcel of land lying and being Land Lot 189 of the Tenth Land District of Houston County, Georgia, known and designated as Parcel B, as shown on that certain Survey for Hayden Properties, LLC, prepared by Moreland Altobelli Associates, Inc., certified by Ronald J. Joiner, Georgia Registered Land Surveyor, No. 2488, dated January 6, 2011, a copy of which is of record in Map Book 73 page 73, Clerk's Office Houston Superior Court. Said plat and the recorded copy thereof are hereby made a part of this description by reference thereto for all purposes.

The property is located on the North side of Hwy 96, East of Batten Drive, West of Peach Blossom, Bonaire, Georgia.

WHEREAS, the said land of JTS Realty Investments, Inc., may be annexed pursuant to the provisions of the Official Code of Georgia Annotated Section 36-36-20 et seq., said lands being contiguous to the existing corporate limits of the City of Warner Robins and the petitioner being the sole owners of said properties; and

WHEREAS, The City of Warner Robins, relative to its best interest, is desirous of annexing the above-described properties.

IT IS HEREBY ORDAINED by the governing authority of the City of Warner Robins, Georgia, and it is hereby ordained by authority of the same, that the petition from JTS Realty Investments, Inc., on June 24, 2021, is adopted and approved and said properties are hereby incorporated into the City of Warner Robins, Georgia.

If any ordinance, or part thereof, of the City of Warner Robins is in conflict herewith, this ordinance shall have preference.

If any of the provisions of this ordinance are held invalid, such invalidity shall not affect any of the other provisions which can be given effect without the invalid provision, and, to this end, the provisions of this ordinance are declared to be severable.

<b>Motion:</b>	Councilman Lauritsen moved for approval of Ordinance #28-21 and to waive the second reading.
<b>Second:</b>	Councilman Bibb
<b>Outcome:</b>	Councilman Mack, Bibb, Lauritsen, Lashley, Holmes and Curtis voted for approval.



**Action Item 7      Ordinance #29-21 – Alexis Investments**

Ordinance #29-21 of the GOVERNING AUTHORITY OF THE CITY OF WARNER ROBINS, GEORGIA, ANNEXING A TRACT OR PARCEL OF LAND CONTIGUOUS TO THE EXISTING CORPORATE LIMITS OF THE CITY, AND FOR OTHER PURPOSES.

WHEREAS, a petition has been received from Alexis Investments, LLC, to annex the property which is more particularly described as follows, to-wit:

Tract One:

All that tract or parcel of land situate, lying and being in Land Lots 216, 233 and 248 of the Tenth Land District of Houston County, Georgia, being known and designated as Tract "I", comprising 25.17 acres, according to a plat of survey prepared by McLeod Surveying, titled "Annexation and Rezoning Plat of the Woodlands of Houston, certified by Marty A. McLeod, Georgia Registered Land Surveyor No. 2991, dated June 11, 2021. Said plat and the recorded copy thereof are hereby made a part of this description by reference thereto for all purposes.

Tract Two:

All that tract or parcel of land situate, lying and being in Land Lots 233 and 248 of the Tenth Land District of Houston County, Georgia, being known and designated as Tract "J", comprising 74.87 acres, according to a plat of survey prepared by McLeod Surveying, titled "Annexation and Rezoning Plat of the Woodlands of Houston" certified by Marty A. McLeod, Georgia Registered Land Surveyor No. 2991, dated June 11, 2021. Said plat and the recorded copy thereof are hereby made a part of this description by reference thereto for all purposes.

The property is located North of E. Bob White Road, South of Woodard Road, East of Moody Road, and West of Old Perry Road, Kathleen, Georgia.

WHEREAS, the said land of Alexis Investments, LLC, may be annexed pursuant to the provisions of the Official Code of Georgia Annotated Section 36-36-20 et seq., said lands being contiguous to the existing



corporate limits of the City of Warner Robins and the petitioner being the sole owners of said properties;  
and

WHEREAS, The City of Warner Robins, relative to its best interest, is desirous of annexing the above-described properties.

IT IS HEREBY ORDAINED by the governing authority of the City of Warner Robins, Georgia, and it is hereby ordained by authority of the same, that the petition from Alexis Investments, LLC, on June 18, 2021, is adopted and approved and said properties are hereby incorporated into the City of Warner Robins, Georgia.

If any ordinance, or part thereof, of the City of Warner Robins is in conflict herewith, this ordinance shall have preference.

If any of the provisions of this ordinance are held invalid, such invalidity shall not affect any of the other provisions which can be given effect without the invalid provision, and, to this end, the provisions of this ordinance are declared to be severable.

<b>Motion:</b>	Councilman Lashley moved to approve Ordinance #29-21 and to waive the second reading.
<b>Second:</b>	Councilman Holmes
<b>Outcome:</b>	Councilmen Mack, Bibb, Lauritsen, Lashley, Holmes and Curtis voted for approval.
<b>Motion:</b>	Councilman Lashley moved for the approval of the rezoning from R-AG[County], R-1[County], and PUD[County] to the zoning of R-3[City] and R-AG[City] (TRACK "I")
<b>Second:</b>	Councilman Holmes
<b>Outcome:</b>	Councilmen Mack, Bibb, Lauritsen, Lashley, Holmes and Curtis voted for approval.

<b>Action Item 8</b>	<b>Ordinance #30-21 – Master Lease and General Fund Transfer (WRFD)</b>
WHEREAS, the City of Warner Robins has entered into a Master Lease (the "Master Lease") dated as of June 23, 2000, with the Georgia Municipal Association, Inc. for the leasing from time to time of certain equipment, machinery or other personal property pursuant to Supplemental Leases;	

BE IT HEREBY ORDAINED AS FOLLOWS BY THE GOVERNING BODY OF THE CITY OF WARNER ROBINS:

1. The Mayor of the City, Randy Toms, is hereby authorized and directed to execute and deliver a Lease Supplement pursuant to the aforementioned Master Lease to put into effect a lease for one new Sutphen Heavy Duty Custom Pumper at a price of \$495,267.00; and is authorized and directed in the name and on behalf of the City to execute and deliver (i) one Lease Supplement for items of the Leased Property in substantially the form attached to the Master Lease, and (ii) such other documents as may be deemed to be necessary or desirable to effect the purposes of the Master Lease and the purposes of this Ordinance; and such execution shall constitute conclusive evidence that the executed document has been authorized and approved hereby;
2. A supplemental appropriation of \$87,000, to cover the estimated annual amount of Rental Payments due in the first year of the lease, shall be transferred from the General Fund unassigned fund balance and be placed in the expenditure account referenced in the chart below:

**Fire Department**

**Activity – 3520 Fire Suppression**

<b>Account</b>	<b>Description</b>	<b>FY2022 Budget increase</b>
10.005-03520-000.000.58104	Lease Payments Fire Trucks	<b>\$ 87,000</b>
<b>Total</b>		<b>\$ 87,000</b>

3. The lease contemplated by the said Lease Supplements are hereby designated "Qualified Tax-Exempt Obligations" within the meaning of Section 265(b)(3) of the Internal Revenue Code of 1986, as amended, and Mayor Randy Toms shall be authorized to confirm such designation by execution of appropriate documents in connection therewith.

If any ordinance or part thereof, of the City of Warner Robins is in conflict herewith, this ordinance shall have preference. If any provisions of this ordinance are held invalid, such invalidity shall not affect any of the other provisions, which can be given effect without the invalid provision, and, to this end, the provisions of this ordinance are declared to be severable.

<b>Motion:</b>	Councilman Mack moved for approval of Ordinance #30-21 and to waive the second reading.
<b>Second:</b>	Councilman Curtis
<b>Outcome:</b>	Councilmen Mack, Bibb, Lauritsen, Lashley, Holmes and Curtis voted for approval.



Action Item 9	Motion – Removal and Appointment
Mayor Toms made a nomination to remove Mr. Corbin as the Interim Director of Community and Economic Development and to appoint Ms. Kate Hogan as the Director of Community and Economic Development.	
<b>Motion:</b>	Councilman Curtis moved for approval.
<b>Second:</b>	Councilman Bibb
<b>Outcome:</b>	Councilmen Mack, Bibb, Lauritsen, Lashley, Holmes and Curtis voted for approval.

Action Item 10	Motion –Appointment
Mayor Toms made a nomination to appoint Mr. David Corbin as the Interim Director of Finance due to a resignation.	
<b>Motion:</b>	Councilman Lashley moved for approval.
<b>Second:</b>	Councilman Holmes
<b>Outcome:</b>	Councilmen Mack, Bibb, Lauritsen, Lashley, Holmes and Curtis voted for approval.

**Citizen Comments:** N/A

**Adjournment:** 6:04 p.m.

**Next Regular Council Meeting:** Tuesday, September 07, 2021



Mandy Stella  
City Clerk